

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
Department of Energy and Environment

Toxic Substances Division

Voluntary Cleanup Program

**CERTIFICATE OF COMPLETION**

**VCP CASE NO.:** VCP 2014-025  
**PARTICIPANT STATUS:** Non-Responsible Person  
**VCP PARTICIPANT:** Grosvenor Urban Retail L.P. ("Participant")  
**SITE NAME:** 2600 Connecticut Avenue, NW  
**SITE ADDRESS:** 2600 Connecticut Avenue, NW  
**SQUARE/LOT:** 2203/824  
**REFERENCE:** Site Completion Report dated August 30, 2016

The Department of Energy and Environment (DOEE) hereby issues this Certificate of Completion ("Certificate") pursuant to § 8-633.06 of the Brownfield Revitalization Amendment Act of 2000, D. C. Law 13-312 (D.C. Official Code §§ 8-633.01 *et seq.* as amended April 8, 2011, D.C. Law 18-369 ("Act"). The Voluntary Cleanup Program ("Program") received no comments regarding the proposed issuance of this Certificate during the mandatory public notice and comment period prior to issuance required by § 8-636.01 of the Act. (*See DC Register Vol 64/1, Notice ID 6353032, Dated January 6, 2017*). Pursuant to § 8-633.06(c) of the Act, the Department of Energy and Environment ("DOEE") has reviewed the Voluntary Cleanup Program Site Completion Report ("Report") dated August 30, 2016 and the implementation and completion of the approved Voluntary Cleanup Action Plan (VCAP) dated March 27, 2014.

Pursuant to § 8-633.06 (d) of the Act, the Department of Energy and Environment hereby states that:

1. The requirements of the cleanup action plan have been implemented.
2. The Participant is released from further liability under this Act and any other District law or regulation, for the cleanup of this Property and for any contamination identified in the Phase I and Phase II Environmental Assessments of this Property dated October 16, 2013 and November 21, 2012 respectively, and the Participant shall not be subject to a contribution action instituted by a responsible person.
3. The Participant is required to comply with the Operation and Maintenance (O&M) Plan for the two installed sub-slab depressurization systems submitted on November 29, 2016 and revised on March 7, 2017. Termination of the O&M Plan will be based on the results of sampling conducted according to a schedule approved by the Voluntary Cleanup Program and after a determination by the VCP that the Property has achieved and will

continue to achieve the applicable cleanup standards regarding the contamination addressed in the VCAP.

4. The permissible use of this Property is **unrestricted**.
5. This Certificate of Completion is transferable.

Pursuant to § 8-633.06 (i) of the Act, this Certificate shall not:

1. Prevent the District from taking action against any person or property to prevent or abate an imminent or substantial endangerment to the public or the environment;
2. Remain in effect if obtained by fraud or a material misrepresentation, or if new information is discovered, within a reasonable time, about a hazardous substance that revises the acceptable risk levels; or if the risk level increases due to land use;
3. Affect the District's authority to take action against any person concerning new contamination or the exacerbation of an existing contamination after this Certificate has been issued;
4. Affect the District's authority to take action against any person concerning previously undiscovered contamination at this Property after this Certificate has been issued;
5. Prevent the District from taking action against any person who is responsible for long-term monitoring and maintenance, for the failure to comply with the cleanup action plan or failure to maintain institutional controls;
6. Prevent the District from taking action against any person who does not comply with the conditions on the permissible use of the eligible property contained in the Certificate;
7. Prevent the District from requiring any person to take further action if the eligible property fails to meet the applicable cleanup criteria set up in the cleanup action plan; or
8. Affect the planning or zoning authority of the District.

### **CONDITIONS**

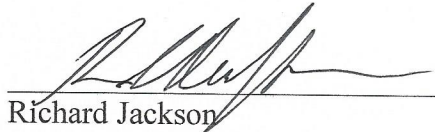
1. This Certificate may be transferred to any person whose actions did not cause or contribute to the contamination at this Property.
2. No less than ten (10) days before transferring this Certificate, the Participant or any successor-in-interest shall provide written notice to the Voluntary Cleanup Program at the following address:

Land Remediation and Development Branch  
Department of Energy and Environment  
1200 First Street, NE, 5<sup>TH</sup> Floor  
Washington, D.C. 20002

3. If any portion of this Property is transferred, the property owner shall notify the Voluntary Cleanup Program at least ten (10) days before the transfer. In addition, any successor-in-interest must submit a written certification to the attention of the Program Manager, Voluntary Cleanup Program, that the successor-in-interest has received a copy of this Certificate including any physical maintenance requirements for this Property.

### RECORDATION

Because this Certificate does not restrict permissible uses, DOEE will send a copy of the Certificate to the Recorder of Deeds and the Office of Tax and Revenue within 10 business days after its issuance.

  
Richard Jackson  
Deputy Director  
Environmental Services Administration

4-27-17  
Date

Original to:

Perry C. Reith  
Grosvenor Urban Retail, L.P.  
1701 Pennsylvania Avenue, NW  
Suite 450  
Washington, DC 20006

Copies to:

James Witkin  
Linowes and Blocher, LLP  
7200 Wisconsin Avenue  
Suite 800  
Bethesda, MD 20814

Tom Hardy, President  
ECC, Inc.  
43045 John Mosby Highway  
Chantilly, VA 20152

Office of Tax and Revenue  
Recorder of Deeds  
1101 4th Street, SW  
Suite 270 West  
Washington DC 20024